

The City of Everett Comprehensive Plan land use map¹ indicates that the site is zoned waterfront commercial. Zoning to the east includes residential single-family homes. Zoning to the west includes aquatic and open space (Jetty Island). The site is not located within the Everett Smelter area of historic arsenic contamination. The site is within the Shoreline Overlay Zone with an urban maritime designation.²

General Site History and Contaminants

Since its founding as Fishermen's Boat Shop in 1947, the Everett Shipyard site has been used for cleaning, sandblasting, welding, and repairing marine vessels. Currently, the facility conducts repair work on marine vessels up to 110 feet long. The repair work involves tank evacuations, equipment disassembly, sandblasting, woodwork and metalwork, painting, and mechanical repairs.

Chemicals used on this site include paint thinner, paint, rust preventer, creosote, anti-biofouling agents, xylene, methyl ethyl ketone, and diesel, and heavy-oil petroleum products.

Site investigations by Ecology in 1992, the Port in 2003 and 2004, and Everett Shipyard in 2007 found the following contaminants in the site's soil and storm drain sediment at concentrations above MTCA cleanup levels:

- Metals (arsenic, cadmium, copper, lead, mercury, zinc)
- Wood preservatives or organotins (including bulk tributyl tin [TBT])
- Diesel and heavy-oil range petroleum hydrocarbons

The following contaminants have also been found in adjacent marine sediments at concentrations above state standards:

- Metals (arsenic, cadmium, copper, lead, mercury, zinc)
- Organotins
- Polycyclic aromatic hydrocarbons (PAHs)
- Phthalates

Further investigation will be done to fully characterize the contamination at the Everett Shipyard site.

¹ Planning and Community Development, City of Everett, WA
http://www.everettwa.org/Get_PDF.aspx?pdfID=339 (Accessed November 5, 2007)

² Shoreline Master Plan, Shoreline Environmental Designations, City of Everett, WA
http://www.everettwa.org/Get_PDF.aspx?PDFID=408 (Accessed November 5, 2007)

The Cleanup Process

Washington State's cleanup process and key opportunities for you to provide input are outlined in Figure 2. The general cleanup process includes the following steps:

- Remedial investigation (RI) - investigates the site for types, locations, and amounts of contaminants.
- Feasibility study (FS) - identifies cleanup options for those contaminants.
- Draft Cleanup action plan (CAP) – selects the preferred cleanup option and explains how cleanup will be conducted.

Each of these steps will be documented in reports and plans that will be available for public review. Public comment periods of at least 30 calendar days are usually conducted for the following documents:

- Draft RI report
- Draft FS report
- Draft CAP

These cleanup steps and documents are described in greater detail in the following subsections.

Interim Actions

Interim actions may be conducted during the cleanup if required by Ecology. An interim action partially addresses the cleanup of a site, and may be required if:

- It is technically necessary to reduce a significant threat to human health or the environment.
- It corrects a problem that may become substantially worse or cost substantially more to fix if delayed.
- It is needed to complete another cleanup activity, such as design of a cleanup plan.

Interim actions are not currently anticipated on the Everett Shipyard site under this Agreed Order.

Remedial Investigation/Feasibility Study Report

Everett Shipyard and the Port have agreed to conduct an RI on the site. The RI determines which contaminants are on the site, where they are located, and whether there is a significant threat to human health or the environment. The draft RI report provides baseline data about environmental conditions that will be used to develop cleanup options. The feasibility study (FS) and report then identify and evaluate cleanup options, in preparation for the next step in the process.

The RI and FS processes typically include several phases:

- Scoping
- Site characterization
- Development and screening of cleanup alternatives
- Treatability investigations (if necessary to support decisions)
- Detailed analysis

The RI and FS reports are expected to be combined into a draft Everett Shipyard RI/FS report. The draft report is anticipated to be completed in late spring 2009 and will be made available for public review and comment. Comments will be considered as the draft cleanup action plan (CAP) is prepared.

Cleanup Action Plan

Everett Shipyard, the Port, and Ecology have agreed to develop a CAP for the site. After public comment on the draft RI/FS report, a preferred cleanup alternative will be selected. The draft CAP explains the cleanup standards that will be applied at the site, selects the preferred cleanup alternative(s), and outlines the work to be performed during the actual site remediation. The CAP may also evaluate the completeness and effectiveness of any interim actions that were performed on the site. The draft CAP will be available for public review and comment. Once public comments are reviewed and any changes are made, Ecology provides final approval and site cleanup can begin. Upland cleanup is anticipated to be completed in late 2010, and sediment cleanup is anticipated to be completed in 2011.